



January 15, 2019

**Item No. 3**

**AUTHORIZATION TO 1) APPROVE THE RENEWAL OF A HOUSING ASSISTANCE PAYMENTS CONTRACT FOR A 15-YEAR TERM FOR A) LIBERTY SQUARE APARTMENTS, B) SPAULDING AND TRUMBULL APARTMENTS, AND C) SENIOR SUITES OF AUBURN GRESHAM.**

**Presenters:** Derek Messier, Chief Property Officer  
Jewell Walton, Senior Director, RAD & PBV Programming  
Cary Steinbuck, Director PRA

**RECOMMENDATION**

It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or his designee to 1) approve the renewal of a Housing Assistance Payments (HAP) contract for a 15-year term for a) sixteen (16) units at Liberty Square Apartments, b) thirteen (13) units at Spaulding and Trumbull Apartments, and c) seventeen (17) units at Seniors Suites of Auburn Gresham.

The requested action complies in all material respects with applicable CHA Board policies and all applicable federal laws. Staff have completed all necessary due diligence to support the submission of this initiative.

Development	Address	Alderman / Ward	Community Area
Liberty Square Apartments	705, 711, and 723 South Independence	Michael Scott, Jr 24 <sup>th</sup> Ward	East Garfield Park
	3705, 3712, and 3656 West Lexington		
	3604-10, 3629-31, 3635-3645, and 3715 W. Flourney		
	700-702 South Central Park		
Spaulding and Trumbull Apartments	1424-1428 South Trumbull Avenue 1310-1316 South Spaulding Avenue	Michael Scott, Jr 24 <sup>th</sup> Ward	North Lawndale
Senior Suites of Auburn Gresham	1050 West 79 <sup>th</sup> Street	David Moore 17 <sup>th</sup> Ward	Auburn Gresham

## **HAP CONTRACT HISTORY**

**Liberty Square Apartments.** The Housing Assistance Payments (HAP) contract with Liberty Square Apartments had previously been on a 10-year term. Liberty Square seeks renewal of the HAP for an additional 15-year term.

**Spaulding and Trumbull Apartments.** In 2007, CHA entered into a 99-year Ground Lease with the Near West Side Community Development Corporation. CHA previously entered into a Housing Assistance Payments contract for a 10-year term with Spaulding and Trumbull Apartments to provide rental assistance to 13 units that provide supportive housing for tenants with special needs including homeless, disabled, and CHA replacement housing. Spaulding and Trumbull Apartments seeks a renewal of the HAP contract for an additional 15-year term.

**Senior Suites of Auburn Gresham.** The Housing Assistance Payments (HAP) contract with Senior Suites of Auburn Gresham had previously been on a 10-year term. Senior Suites of Auburn Gresham seeks renewal of the HAP contract for an additional 15-year term.

## **PROPERTY SUMMARY**

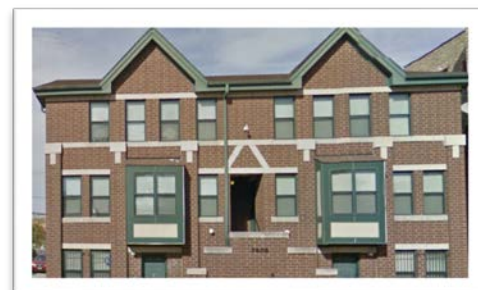
<b>Development</b>	<b>Developer Owner</b>	<b>Target Population</b>	<b>PRA Units</b>	<b>Total Units</b>
Liberty Square Apartments	Liberty Square Limited Partnership	Families	16 PRA Units	66 Units
Spaulding and Trumbull Apartments	Spaulding and Trumbull GP L.L.C.	Supportive Homeless Families	13 PRA Units	25 Units
Senior Suites of Auburn Gresham	Senior Suites Chicago Auburn Gresham LLC	Seniors 62+	17 PRA Units	85 Units

## CONTRACT SUMMARY

Development	Funding	Contract Renewal Term	Contract Type	Initial Estimated Contract	Total Estimated Contract
Liberty Square Apartments	Housing Choice Voucher Program	15 Years	HAP Contract	\$16,579 / month \$198,948 / year	\$ 3,440,491 (15 years)
Spaulding and Trumbull Apartments	Housing Choice Voucher Program	15 Years	HAP Contract	\$13,607 / month \$163,284 / year	\$2,823,738 (15 years)
Senior Suites of Auburn Gresham	Housing Choice Voucher Program	15 Years	HAP Contract	\$14,425 / month \$173,100 / year	\$2,993,490 (15 years)

## LIBERTY SQUARE APARTMENTS

**Liberty Square Apartments** is a 12-building development containing 66 units of family housing in the East Garfield Park community. Since July 2004, PRA has provided rental assistance for 16 units: 1 one-bedroom, 10 two-bedroom, 4 three-bedroom, and 1 four-bedroom units. Tenant is responsible for all utilities. Renewal of the PBV assistance will provide continued rental assistance to families from CHA Waitlists.



### Owner / Manager

**Liberty Square Limited Partnership** is owned by the Bonheur Development Corporation (BDC) an Illinois corporation and H.I.C.A. an Illinois not-for-profit corporation. BDC was established in 1997. Currently BDC owns and manages 1,235 units of housing in 10 developments through its subsidiary, Bonheur Realty Services Corporation.

## SPAULDING TRUMBULL APARTMENTS

**Spaulding and Trumbull Apartments** is a collaboration between Near West Side Community Development Corporation, Urban Property Advisors, LLC, and the Home Visitor Program. The development consists of 2 buildings containing 25 total units in the North Lawndale community. CHA issued a 99-year ground lease to the developers in 2007. Since April 2008, PRA has provided rental assistance for 13 units: 5 two-bedroom, 4 three-bedroom, and 4 four-bedroom apartments. Tenants are selected from the CHA wait list for households with special needs including homeless, disabled and CHA replacement housing. All utilities are provided.



**Urban Property Advisors LLC** provides property management services to more than 2,500 units of affordable, tax credit, and market housing. **Home Visitor Program** provides on-site social services to support residents to remain stably housed. HVP is a service connector agency for the Chicago Housing Authority and provides supportive services to Henry Horner residents in their efforts to become self-sufficient, lease compliant and involved in the Near West Side community.

## SENIOR SUITES OF AUBURN GRESHAM

**Senior Suites of Auburn Gresham** is an 85-unit development in the Auburn Gresham community. Since November 2007, PRA has provided assistance to 17 units: 13 studio and 4 one-bedroom units. All utilities are provided by the building. Applicants for housing come from the CHA waitlist. The building offers independent living for seniors 62 years of age and older.



**Senior Lifestyle Management Corp** has provided property management services specifically designed for older adults since 1985. Senior Lifestyle manages 2,063 units of housing and is experienced with low-income housing tax credits and other government funded programs, including CHA Section 8 housing. On site property managers are available to assist residents.

Respectfully Submitted:

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Derek Messier  
Chief Property Officer

**RESOLUTION NO. 2019-CHA-**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled "Authorization to: 1) approve the renewal of a Housing Assistance Payments (HAP) contract for a 15-year term for a) Liberty Square Apartments, b) Spaulding and Trumbull Apartments, and c) Senior Suites of Auburn Gresham; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) approve the renewal of a Housing Assistance Payments (HAP) contract for a 15-year term for a) Liberty Square Apartments, b) Spaulding and Trumbull Apartments, and c) Senior Suites of Auburn Gresham; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

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Eugene E. Jones, Jr.  
Chief Executive Officer  
Chicago Housing Authority